126.0	0001	0007.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	569,200 /	569,200
USE VALUE:	569,200 /	569,200
ASSESSED:	569,200 /	569,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	882-892 MASSACHUSETTS AVENUE
Owner 2:	LLC
Owner 3:	
Street 1:	455 MASS AVE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FFCP LLC -
Owner 2:	-
Street 1:	455 MASS AVE STE #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains 7,996 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	7996.000		12,900	556,300	569,200
Total Card	0.184		12,900	556,300	569,200
Total Parcel	0.184		12,900	556,300	569,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80717
GIS Ref	
GIS Ref	
Insp Date	12/02/17

!9722!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		12900	7,996.	546,700	559,600	559,600	Year End Roll	12/18/2019
2019	337	FV		13500	7,996.	514,500	528,000	528,000	Year End Roll	1/3/2019
2018	337	FV		13500	7,996.	450,200	463,700	463,700	Year End Roll	12/20/2017
2017	337	FV		13500	7,996.	353,700	367,200	367,200	Year End Roll	1/3/2017
2016	337	FV		13500	7,996.	353,700	367,200	367,200	Year End	1/4/2016
2015	337	FV		13900	7,996.	321,600	335,500	335,500	Year End Roll	12/11/2014
2014	337	FV		13900	7,996.	321,600	335,500	335,500	Year End Roll	12/16/2013
2013	337	FV		13900	7,996.	321,600	335,500	335,500		12/13/2012

PRINT

Date	Time
12/11/20	00:09:15

LAST REV

Date	Time
04/11/18	11:31:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FFCP LLC,	1523-101		3/6/2018	Convenience	100	No	No		
PASCIUTO FRANK	1523-100		3/6/2018	Convenience	100	No	No		
PASCIUTO FAMILY	1376-26		10/21/2009	Family	10	No	No		
PASCIUTO FRANCE	1342-58		8/7/2007	Family	10	No	No		
	773-190		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80717
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		7996	14,381	Sq. Ft.	Site		0	43.25	1.61	CG									556,332						556,300	

Total AC/HA:	0.18356	Total SF/SM:	7996	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM GD	Total:	556,332	Spl Credit		Total:	556,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PARKING FOR 882-892 MASS AVE
FACTOR W/LOT 6.

SKETCH

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	7996	A	AV	1989	2.13	T	24	337			12,900			12,900

More:	N	Total Yard Items:	12,900	Total Special Featues:		Total:	12,900